

137.0

0002

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

808,000 /

808,000

USE VALUE:

808,000 /

808,000

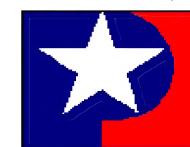
ASSESSED:

808,000 /

808,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
21		VENNER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC INTOSH ANDREW J JR-ETAL	
Owner 2: MC INTOSH SANDRA W	
Owner 3:	
Street 1: 21 VENNER RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,417 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 2044 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6417		Sq. Ft.	Site		0	90.	0.95	10									551,258						551,300	

Total AC/HA: 0.14731

Total SF/SM: 6417

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 551,258

Spl Credit

Total: 551,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

808,000

808,000 /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5	- Cape			Full Bath: 1	Rating: Very Good	LOC=HIGHWAY.															
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating:																
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																
Sec Wall:				OthrFix:	Rating:																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																
Color: WHITE				A Kits: 1	Rating:																
View / Desir:				Fpl: 2	Rating: Average																
GENERAL INFORMATION				WSFlue: 1	Rating:																
Grade: C	- Average			CONDOS INFORMATION																	
Year Blt: 1947	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct: G14	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AG	Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2	- Plaster			Functional:			%	Interior:	1	7	3	M									
Sec Int Wall:				Economic: L	- Location	5.0	%	Additions:													
Partition: T	- Typical			Special:			%	Kitchen:													
Prim Floors: 3	- Hardwood			Override:			%	Baths:													
Sec Floors:				Total:	30.08	%		Plumbing:													
Bsmnt Flr: 14	- Asphalt Tile			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 105.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.29180932				General:													
Electric: 3	- Typical			Const Adj.: 0.99989998																	
Insulation: 2	- Typical			Adj \$ / SQ: 135.626																	
Int vs Ext: S				Other Features: 98217																	
Heat Fuel: 1	- Oil			Grade Factor: 1.00																	
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100				LUC Factor: 1.00																	
Solar HW: NO				Adj Total: 360939																	
% Com Wall				Depreciation: 108570																	
				Depreciated Total: 252368																	
MOBILE HOME				WtAv\$/SQ: 105.00																	
				AvRate: 1.00																	
				Ind.Val: 135.63																	
				Juris. Factor: 1.00																	
				Before Depr: 135.63																	
				Special Features: 0																	
				Val/Su Net: 101.61																	
				Final Total: 252400																	
				Val/Su SzAd: 154.28																	
SPEC FEATURES/YARD ITEMS				PARCEL ID				137.0-0002-0013.0				IMAGE				AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	12X20	A	AV	1947	25.42	T	40	101			3,700		3,700				
19	Patio	D	Y	1	10X13	A	AV	2010	5.13	T	7.2	101			600		600				
More: N	Total Yard Items:	4,300		Total Special Features:			Total:	4,300													